HISTORIC BUILDING RECORDING AT THE MEDWAY MARITIME HOSPITAL, WINDMILL ROAD, GILLINGHAM, KENT

Date of report 07.05.2020

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Front cover: Historic photograph of the site

MAP 1. OS map dated 1908

MAP 2. OS map dated 1932

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1.0 INTRODUCTION

In April 2020 SWAT Archaeology carried out a historic building recording at the Medway Maritime Hospital, Windmill Road, Gillingham in Kent (Figure 2). The buildings, Residences 14, 15 are presently unoccupied and are about to undergo stripping out and demolition.

Following the planning application for the demolition of the existing buildings and before the development of the site the County Archaeologist required that a programme of building recording be undertaken in advance of any site works.

1.2 Planning background

Planning permission (MC/19/0483) was obtained on 23rd December 2019 for the demolition of the existing buildings in order to facilitate additional parking places.

Planning Condition 3 states that:

(3). No development shall take place including any demolition, until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Demolition Method Statement should take account of the archaeological potential of the site and include measures to minimise ground disturbance and secure the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. All demolition works shall be carried out in accordance with the approved Demolition Method Statement.

Reason: Required prior to commencement of development to protect and enhance the appearance and character of the site and locality, in accordance with Policy BNE21 of the Medway Local Plan 2003.

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

1.3 The building recording has been conducted in one phase:

Phase 1: Recording of the two buildings as existing to Level 3 (Plates 1-62).

The survey work will be carried out in accordance with a Level 3 survey as detailed in the Historic England volume 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) and the Chartered Institute of Field Archaeologists Standard and Guidance for the Archaeological investigation and recording of standing buildings or structures (2014 and updated 2019) and the KCC Historic Building and Recording Requirements Part C.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use including measured plans and sections through the buildings.

A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited (Historic England 2016].

The principal elements of the survey involved the creation of a record and description of the historic fabric of the buildings together with an analysis and interpretation of the buildings origins and historic development.

A review of Historic OS mapping has also been made (MAP 1-6).

In summary the work consists of a Level 3 descriptive report of the building accompanied by digital photographs, drone coverage and annotated measured plans.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 The development site.

The site is two detached buildings called for the report purposes Residence 14 and Residence 15. Residence 14 is the larger of the two buildings (Plate 1 & Figures 3-9) and comprises three floors while Residence 15 has two floors (Plate 2 & Figures 10-13).

2.2 The Matron's Cottage (Residence 15) is thought to have originally been constructed

between 1900 and 1905, but the current building is probably a 1930s replacement of the original/or underwent a significant external refurbishment in the 1930s. The Dispenser and Assistant Dispenser's House (Residence 14) was probably constructed between 1900 and 1905.

Both buildings have been gutted of period features including fireplaces and window stacks and rebuilt internally in the 20th century with new room partitions, doors and doorways, architraves and skirting's (Plates 25, 27, 30 & MAPs 1, 2).

2.3 Residence 14 is a three storey detached building, constructed of red brick and stone dressings, under a slate roof. It has a hipped pitched roof with four gabled roof projections. The front elevation has two centrally located main entrance doors, with bay windows to each side and upper floor box sash windows (Figures 3, 4, 5, 6, 7, 8, 9).

2.4 Residence 15 is a more 'under-stated' two storey building and is probably a replacement or underwent significant external changes in the 1930s. The brickwork does not have the same visual texture and grain as Residence 14, and the use of stone dressing on the front elevation is more muted. The single main entrance is retained on the front elevation. Residence 15 has a simpler roof form than Residence 14 (with a pitched roof leading to an apex). More recently, both buildings had been in use as offices, but are currently vacant (Figures 10, 11, 12, 13).

2.5 The existing buildings are considered to be non-designated heritage assets by reason of their age, function, location along the semi-circular axis of the original plan of the Hospital site and their design and articulation. These elements combine to provide a degree of historic interest and significance that has been considered in the determination of the planning application.

3.0 Setting

3.1 The immediate and historic setting of the existing buildings have been fundamentally changed in recent years to incorporate additional parking to the south and west, with access to parking along the eastern side of Residence 14. Whilst the buildings are located along the

southern arc of the historic development within the hospital grounds, a number of buildings have been demolished, including the iconic Church building, that have eroded the historic plan and pattern of development. Some of these buildings have been demolished to make way for the growth of the Hospital and the services it provides. However, some historic buildings remain along this arc and serve as a reminder of the original Hospital development.

3.2 The Brompton Lines Conservation Area extends north, south and west from the boundary of the hospital boundary, adjacent to the proposed development site. The character of this part of the Conservation Area comprises the former defences of Chatham Dockyard (the Brompton Lines) and its associated field of fire (the Great Lines). The Great Lines lies immediately west of the hospital site and its significance lies in its openness and featureless landscape, specifically designed and maintained in this way to deny an approaching enemy of cover from the guns positioned along the Brompton Lines (MAPs 1, 2).

3.3 Between 1770 and 1778 the line was extended to St Mary's Creek with two redoubts (Amherst and Townsend) at either end. Two outworks were later added at the southern end, a horn work and the Spur Battery, and at the North by the construction of the casemated St Mary's Barracks. A new ravelin was also added between the Prince Fredrick and Prince Henry Bastions. The lined were revetted in brick throughout after 1803. The extension of the dockyard in the 1870s removed the North end of the Lines. During World War II the Lines were used as an anti-tank obstacle (MAP).

3.4 The Matron's Cottage (Residence 15) and the Dispenser and Assistant Dispenser's Houses (Residence 14) are visible from the Great Lines above the hospital boundary wall and as such display the evolution of the Brompton Lines. The loss of these buildings will have an impact on the setting and interpretation of the Conservation Area, however this was considered to be less than substantial by the planners.

4.0 Statutory Designation

The buildings are located within the western area of the hospital and about 20m from the Conservation Area and about 200m from the Grade II listed laundry tower. Both Residence's 14, 15 are considered to be non-designated heritage assets (Figures 1-2).

5.0 Significance of the Buildings

The significance of the buildings lies in their contribution to the original plan of the hospital site as both form part of the original semi-circular residences laid out as part of the initial planned hospital site.

6.0 Historic Background

6.1 The original hospital were constructed as a Military (Naval) Hospital between 1900 and 1905, when it was opened by King Edward VII. It remained a Naval Hospital through two World Wars, until the Admiralty transferred it to the NHS in 1961. Following this, and extensive works and refurbishment, the "Medway Hospital" re-opened in 1965 (MAPs 1-2).

6.2 In 1999, it underwent further extensive refurbishment and building work and was re-named the "Medway Maritime Hospital". Since that time, additional building works have taken place on the site as the level and type of care has evolved.

6.3 The original plan of the hospital comprised the main building, running along an east- west axis, and a detached Church building (St Luke's Church) located in the grounds in front of the main hospital building. The servicing and other ancillary buildings were located to the north. South of the Church building, facing north towards the main hospital, was a row of detached buildings, located along a semi-circular, arced axis. These buildings were initially and mainly used as official residences of the officers and the quarters of the sick berth staff (MAPs 1-2).

6.4 The application buildings (Plate 1. Figure 2) are located along the semi-circular arc of detached buildings. These two buildings comprise the Matron's Cottage (located on the western side and labelled Residence 15) and the Dispenser and Assistant Dispenser's House (located on the eastern side and labelled Residence 14).

7. DESCRIPTION OF THE BUILDINGS

7.1 Residence 14. Exterior (Plates 1, 2 and 3. Figures 2-9)

The Dispenser and Assistant Dispenser's House (Residence 14) is located on the SW side of the main hospital complex. The building's SW facing elevation overlooks the road with four rows of designated car parking in an area of hard standing which provides car parking facilities for staff of the hospital. The SE facing elevation looks on to a two lane access road leading to a roundabout whilst the NE facing elevation looks on the same roundabout and access roads whilst the NW facing elevation looks on to additional car parking and gardens (Plates 1, 2).

7.2 The main body of the building is on three floors and with four bays on the ground floor (Plate 3). The roof has four hipped ends and the roofing material is slate and with leaded roof gullies. There are no chimney stacks (Figures 8, 9).

7.3 The NE front elevation shows that the building was designed as a pair of semi-detached houses and in the late Victorian practise has side by side doors in the middle of the building (Plate 4. Figure 6).

7.4 The build is of red brick laid in a type of English Bond laid in lime mortar with a tuck pointing finish. Two protruding bay windows on the ground floor have a splayed slate roof set on a fine stone window frame with three sliding sash windows inserted but set behind the wall in keeping with building regulations of the time each with 12 panes of glass in each window (Plate 9).

7.5 The roof is a straight pitch with two gabled ends on the NE elevation and stepped in the Dutch tradition on the two external hip slopes (Plate 12).

7.6 The upper storey is delineated by a stone string course and set above it each semi-detached house has three sash windows each divided into 12 panes of clear glass set with an arched lintel built of a double course of soldier bricks and the window frame sits on a stone cill (Plate 11). The roof is drained by a hidden lead lined gutter draining into an external cast iron- and painted black- hopper decorated with heraldic motifs and vertical cast iron drainpipes secured to the wall by decorative straps (Plate 11, Figure 6).

7.7 The two front doors are each individually recessed within a fine stone semi-elliptical arched doorway topped by an ogee curved stone cornice capped by a triangular pediment framed by a raking cornice. The front panelled doors are painted blue and hung within a white painted flat arched timber frame (Plate 8, Figure 6).

7.8 The rear (SW) elevation has two flat roofed bays pierced by modern UVPC windows and UVPC French doors with fanlight which lead to five stone steps. To the right is a toilet block addition with a slate sloping roof. The upper storey is pierced by four sash windows and the gabled roof is divided by a secret gutter leading to an external gutter box and vertical black painted cast iron drain pipe (Plate 6, Figure 6).

7.9 The side (SE) elevation has a hipped roof and three stories of window with five sash windows on the ground floor, four sash windows on the first floor and two sash windows on the second floor. There is a UVPC half glazed external door with side light just off of centre on the ground floor (Plate 5, Figure 7).

7.10 The side (NW) elevation has a hipped roof and three stories of windows with five sash windows and a UVPC external door on the ground floor, four sash windows on the first floor two sash windows on the second floor (Plate 7, Figure 7).

For a complete aerial viewing go to 'building recording' at: www.swatarchaeology.co.uk

8. INTERIOR (Figures 3, 4)

8.1 Residence 14 is on three floors with a basement (Plates 22, 23). The ground floor has been divided into eight rooms, with two corridors and two staircases. In addition to these rooms there is a shower room with toilet, two staircase lobbies and a walk-in electrical cupboard (Figure 3).

8.2 The building obviously started life as two semi-detached buildings for the Dispenser and the Assistant Dispenser but the party wall dividing the two properties has been pierced by doorways and internal lights (Plate 27, Figure 3).

8.3 Corridors G002 and G016 are entered through the two front doors G001A and G0017A and access bedrooms No. 1 and No. 10 (Plate 29). Adjacent is Bedroom No. 3 with an attached kitchen and next door is Bedroom No.5 with the Common Room next door (Plate 28). Kitchen Diner and Shower are adjacent (Plates 24, 25, Figure 3)

8.4 Two sets of stairs lead up to the First Floor (Plates 26, 34) with Bedsitting Rooms 13, 17, 18, 21, 22 and Lounge Room No.21 and Bathrooms (Plates 30, 31, 32, 33, Figures 3, 4).

8.5 Two additional staircases lead to the Second Floor with its Tank Rooms and Bedroom No. 11 and 12 (Plates 34, 35, 37). The roof space was accessed and recorded with its boarded timber-framed roof trusses comprising purlins, rafters and tie-beams (Plates 36, 37, 38, 39, Figure 5).

8.6 All these rooms are bland and have been stripped out in the 20th century. No architectural details are left to be recorded as fireplaces and chimneys were removed, most doors and architraves and skirting's are of 20th century design and probably date to the major refurbishment of these buildings in 1961-65 and 1999 (see 6.2).

9.0 Residence 15. Exterior (Plate 40. Figures 11, 12)

9.1 The building's SSE facing elevation overlooks the road with four rows of designated car parking in an area of hard standing which provides car parking facilities for staff of the hospital. The ENE facing elevation looks on to car parking and garden whilst the WSW facing elevation looks on to access roads whilst the SSE facing elevation looks on to additional car parking (Plates 1, 40, Figure 10).

9.2 The main body of the building is on two floors and with a two storey canted bay window located on the WSW elevation (Plate 43). The roof has a pitched roof with apex and the roofing material is slate. There are no chimney stacks (Figure 10).

9.3 The build is of red brick set in English Bond laid in lime mortar with a tuck pointing finish. The protruding canted bay window on the ground floor and first floor on the WSW elevation has a splayed leaded flat roof set on a fine stone window frame with three sliding sash windows on the ground and first floor inserted but set behind the wall in keeping with building regulations of the time each with 12 panes of glass in each window (Plate 50). However, the first floor bay windows are replacement UVPC windows (Plate 43, Figure 10).

9.4 The upper storey is delineated by three stone string courses and set within is a central sash window on the ENE elevation each divided into 12 panes of clear glass set with an arched

lintel built of a double course of soldier bricks and the window frame sits on a stone cill. The other two windows on the ENE elevation are UVPC replacement widows (Plate 41, Figure 11).

9.5 The ENE elevation also houses the imposing front door set within a fine stone frame and topped by a horizontal stone canopy held up by two carved stone brackets (Plates 41, 45).

9.6 The windows on the ground floor ENE elevation are two sash windows to the right and three smaller narrow windows to the left all set on a moulded stone cill (Plates 47, 48)

9.7 The SSE elevation has a UVPC entrance door on the ground floor and above on the first floor two narrow UVPC windows. To the right is a fine cast iron gutter box and vertical drainpipes. To the left is a modern brick built store (Plate 42). The SSE elevation has no windows or doors (Plate 4. Figure 11).

10. INTERIOR (Figures 3, 4)

10.1 Residence 15 is on two floors with no basement (Plates 1, 40). The ground floor has been divided into four rooms, with one corridor and one staircase. In addition to these rooms there is a shower room with toilet, two staircase lobbies and a walk-in external Plant Room (Plates 51, 56, Figure 10).

10.2 There are three other rooms on the ground floor and all are modern offices with no historic detailing (Plates 52, 53, 54, 55). Access to the first floor is by stairs (1007) which leads to a landing from which access to three rooms all of which are offices and in addition an area dedicated to a kitchen, WC and store (Plates 57, 58, 59, 60, 61, and 62).All are modern with no historic details. All these rooms have been stripped out in the 20th century. No architectural details are left to be recorded as fireplaces and chimneys were removed, most doors and architraves and skirting's are of 20th century design and probably date to the major refurbishment of these buildings in 1961-65 and 1999 (see 6.2).

11.0 PARAMETERS

5.1 The photographic survey was conducted using digital photography and as the exterior of the building was captured by drone coverage operated by SWAT Archaeology. The use of

drones for capturing important buildings is now an acknowledged part of historic building recording and the drone footage for the Medway Hospital Building Recording can be accessed here: www.swatarchaeology.co.uk

5.2 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.

Paul Wilkinson PhD., MClfA., FRSA

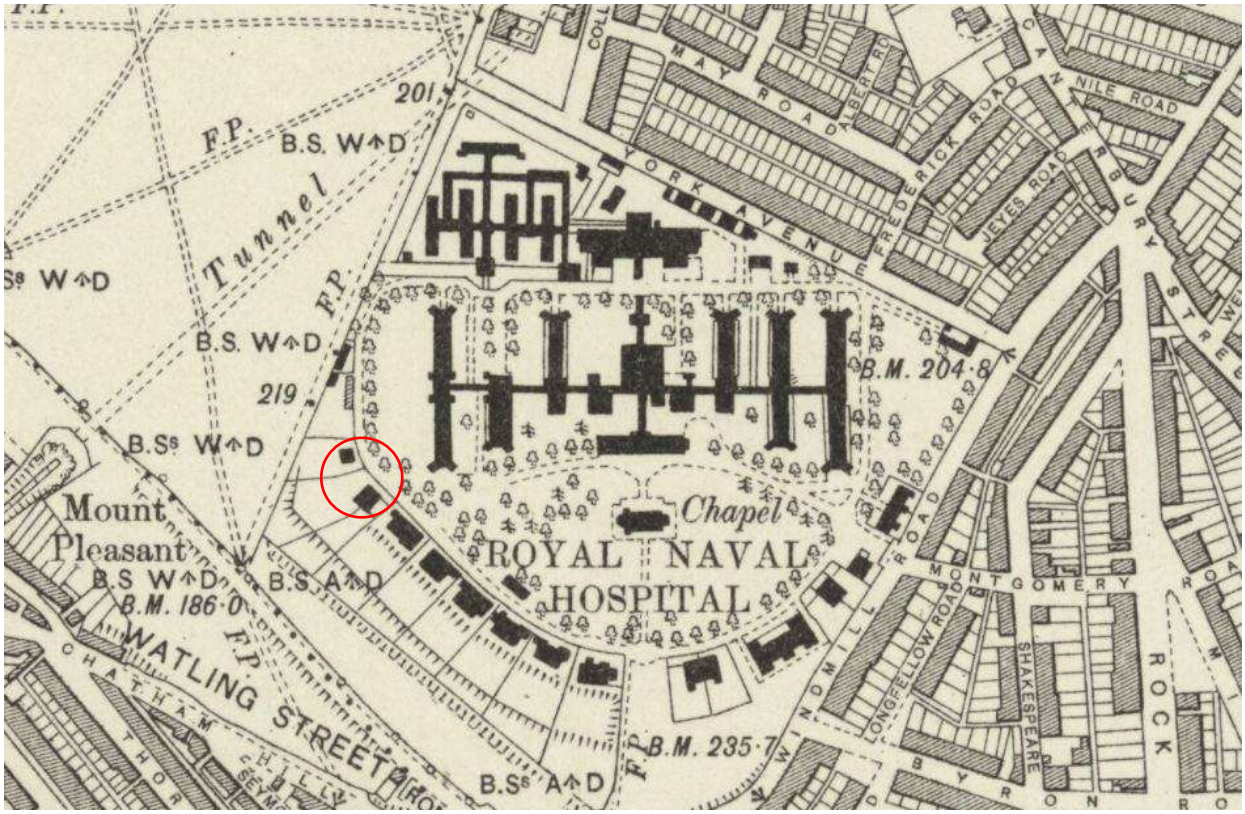
07/05/2017

12. References

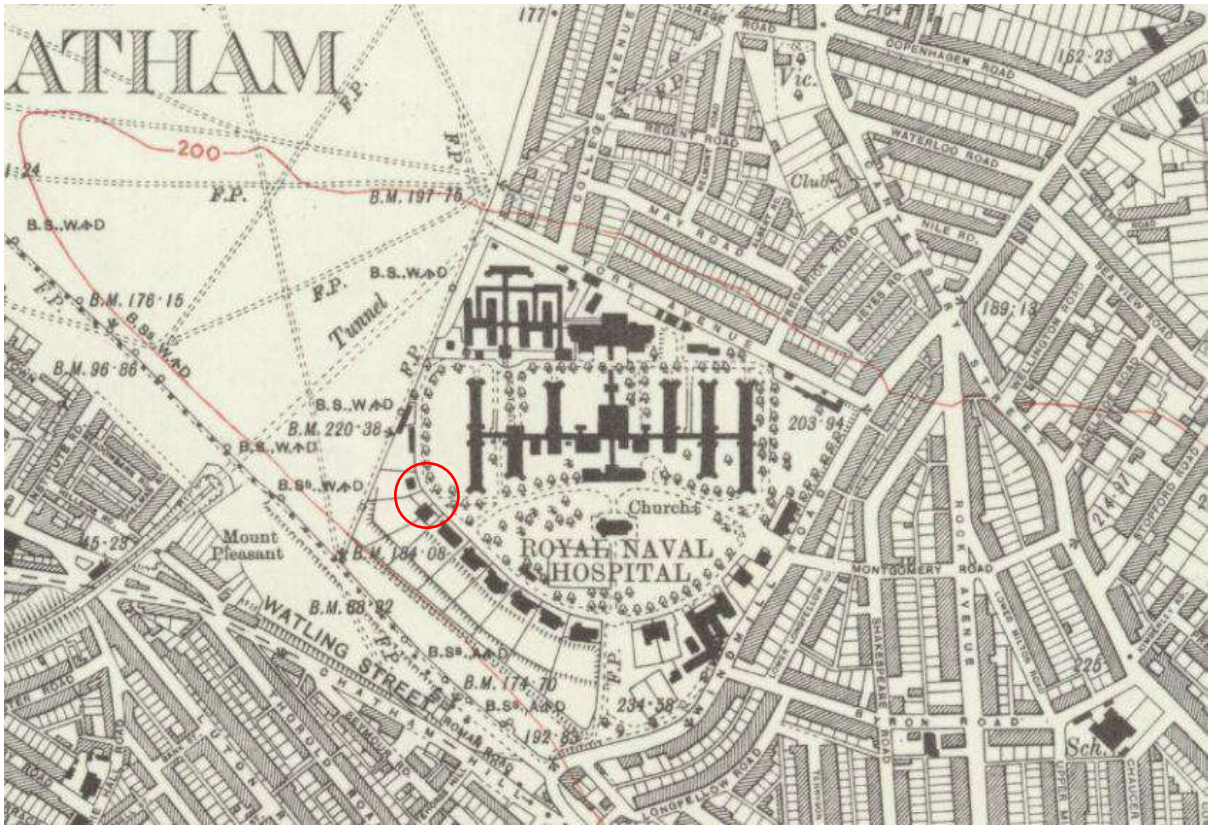
Historic England, 2016 *Understanding Historic Buildings: a guide to good recording practice.*

SWAT Archaeology 2020 *Specification for an Archaeological Building Recording at the Medway Maritime Hospital, Windmill Road, Gillingham, Kent*

Maps to follow



MAP 1. OS map dated 1908



MAP 2. OS map dated 1932

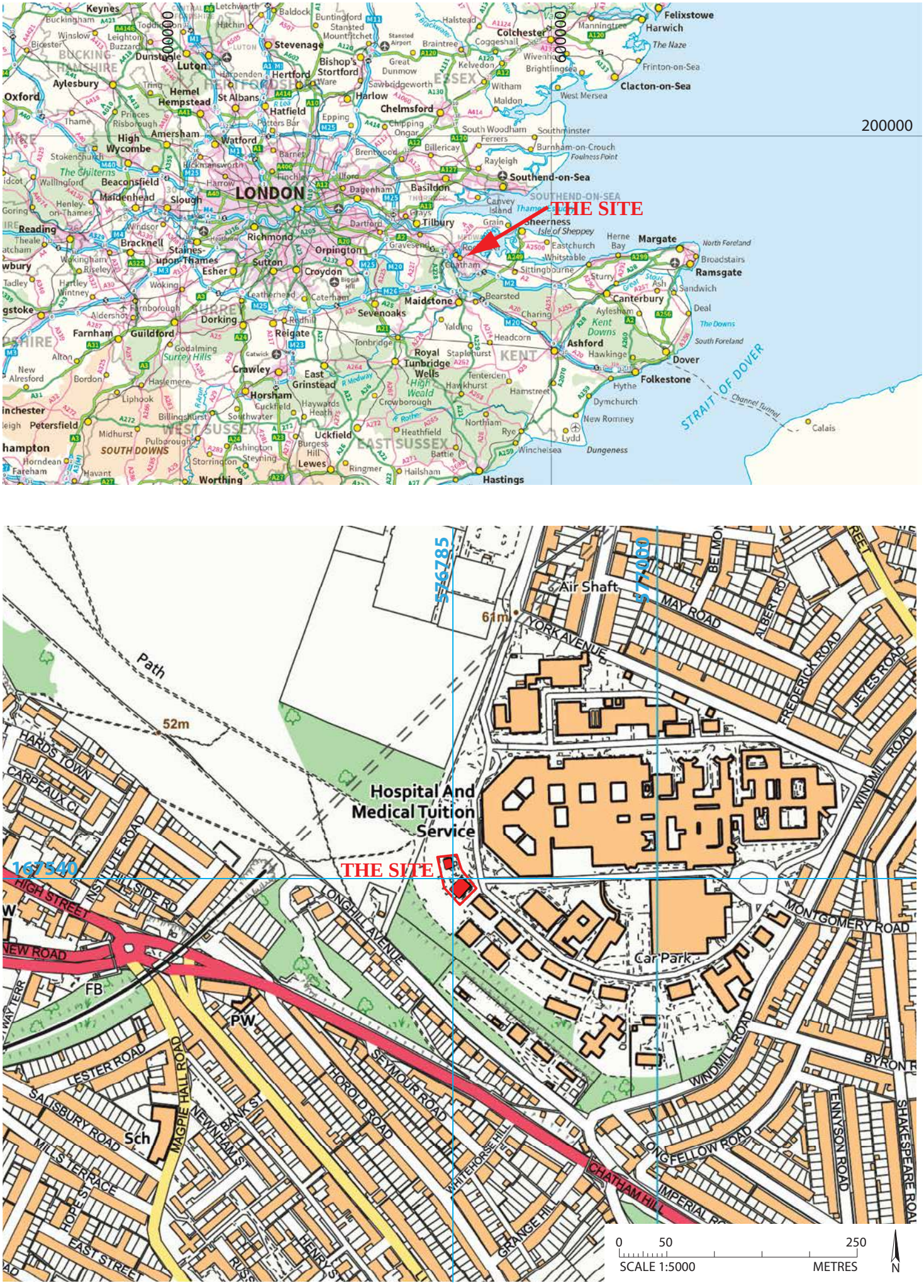
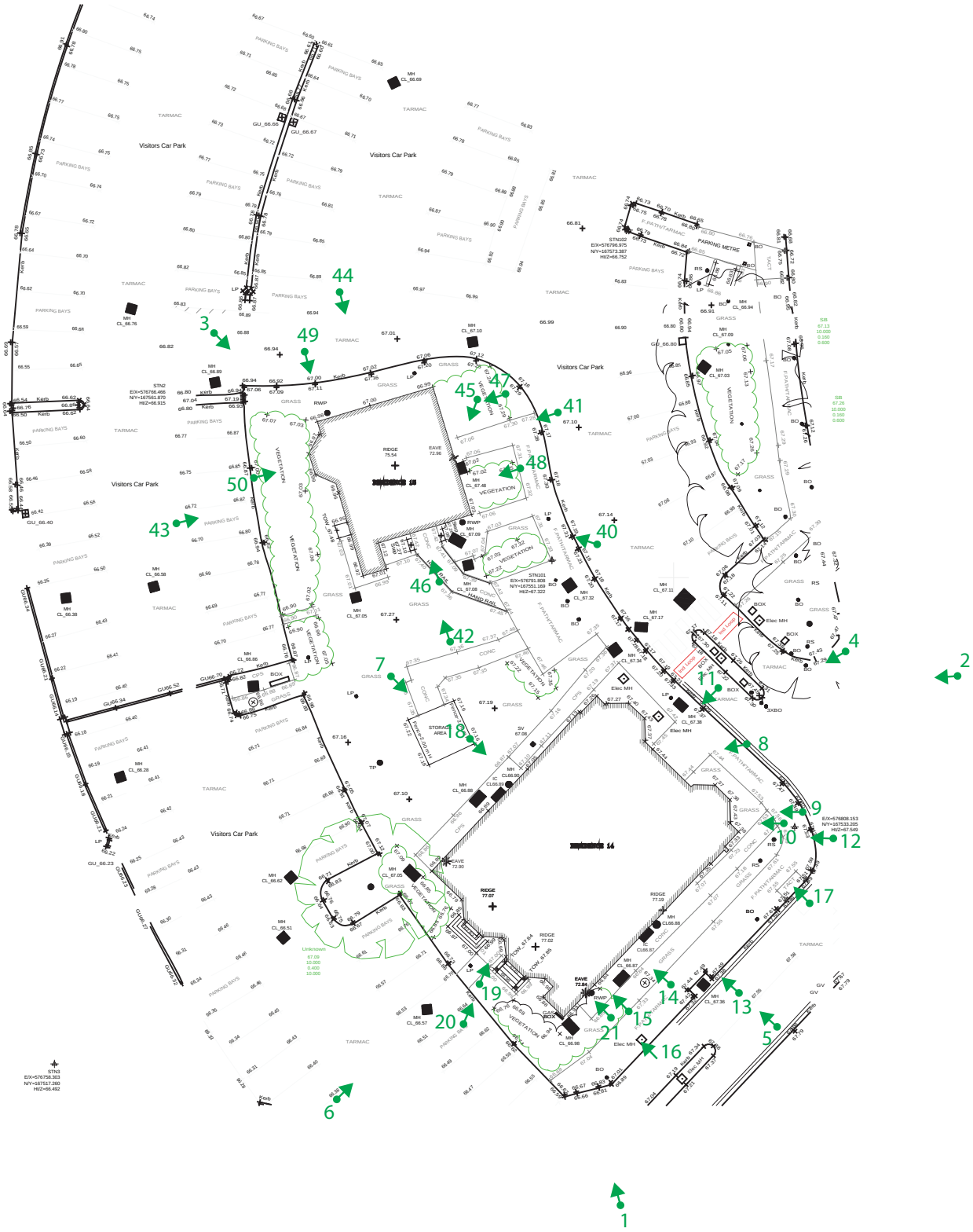


Figure 1: Site location map, scale 1:5000.



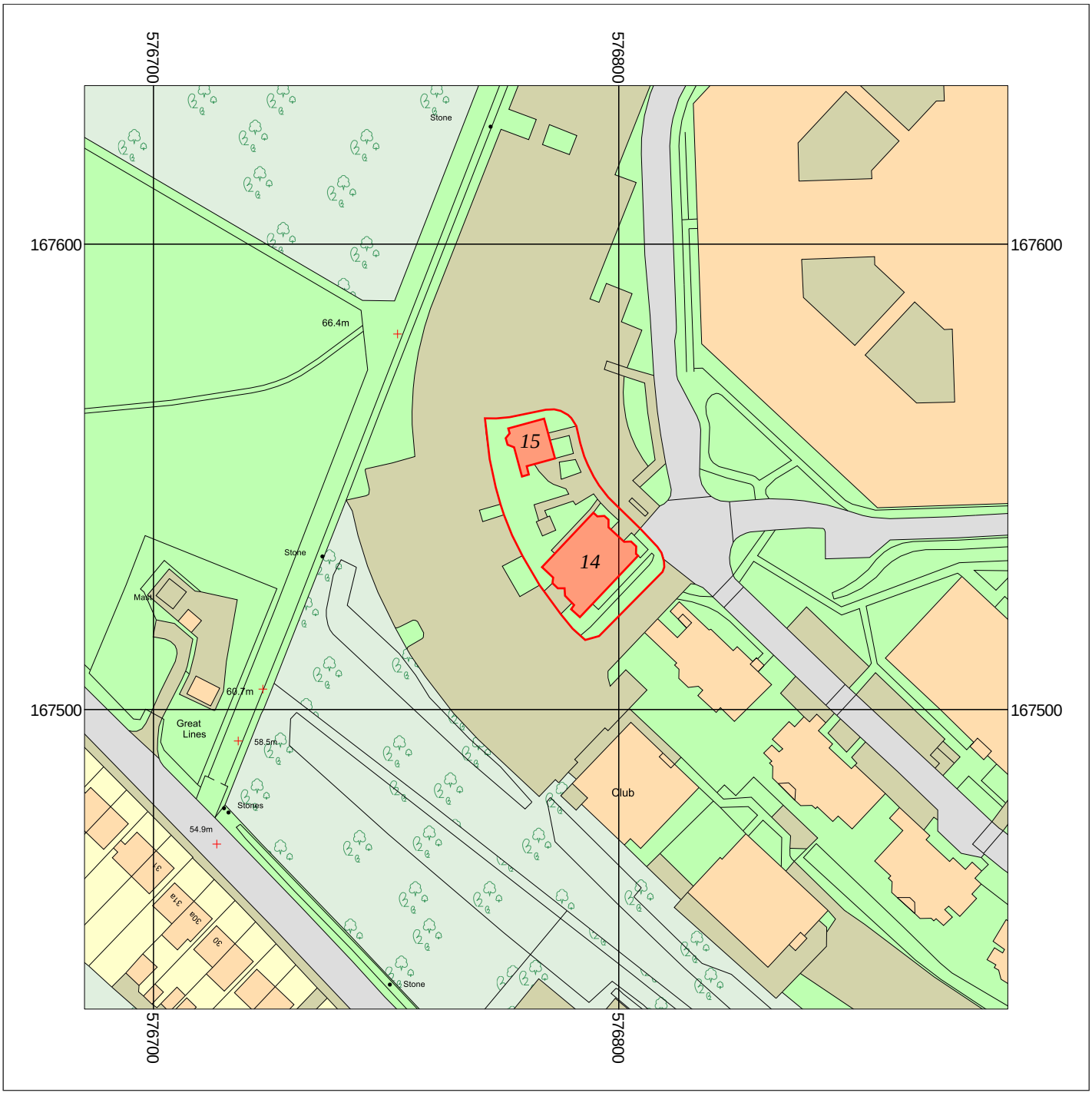
TOPOGRAPHICAL PLAN 1:400

10 20 30 40m

1:400

Figure 2: Topographical plan of the site showing plate location (green arrows)

OS Plan Colour



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Metres
0 5 10 20 30 40 50

Scale: 1:1250

Medway Hospital
Gillingham
ME7 5NY

Figure 2A: Building location in relation to OS map

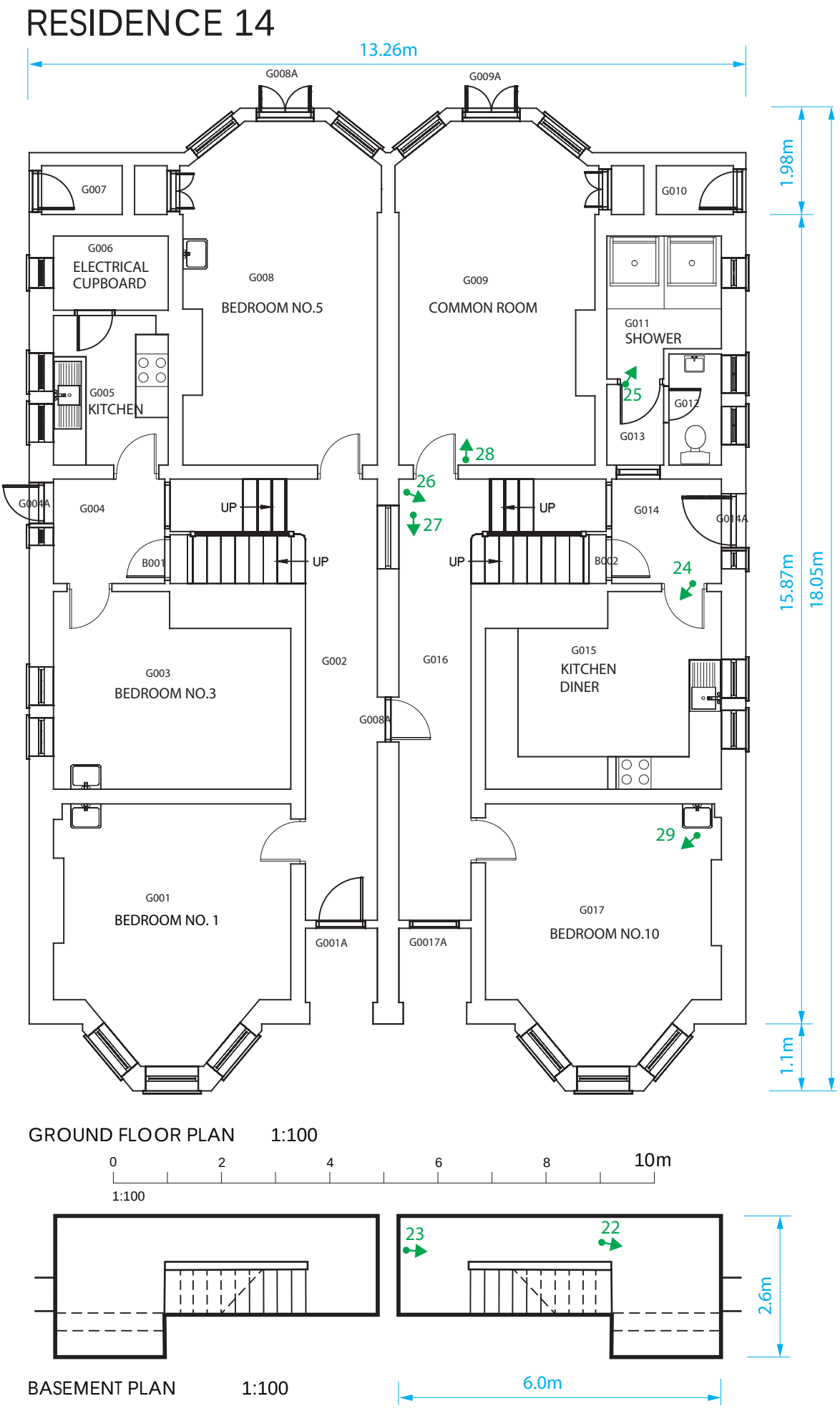
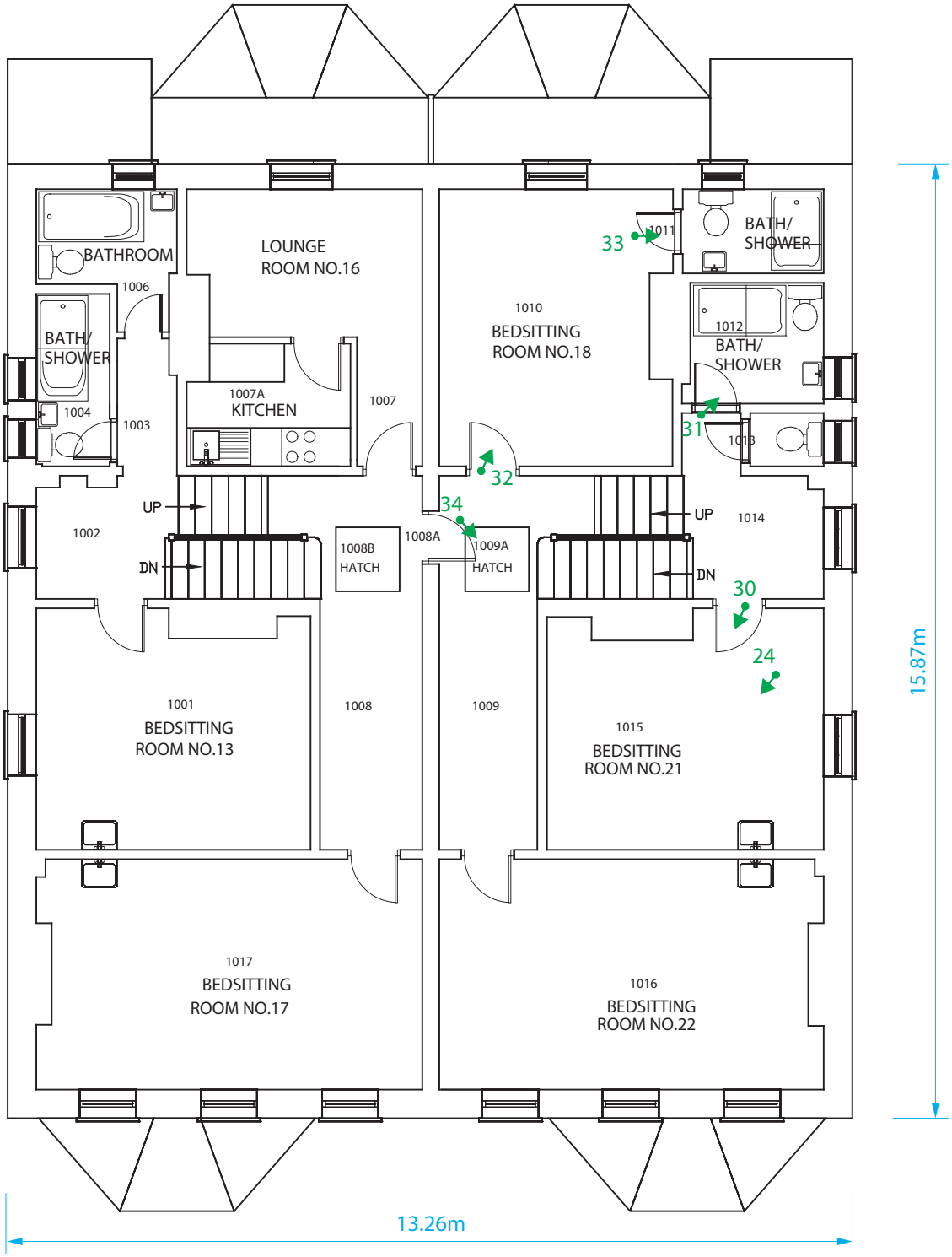


Figure 3: Ground floor and basement plan of Residence 14 showing plate location (green arrows)

RESIDENCE 14



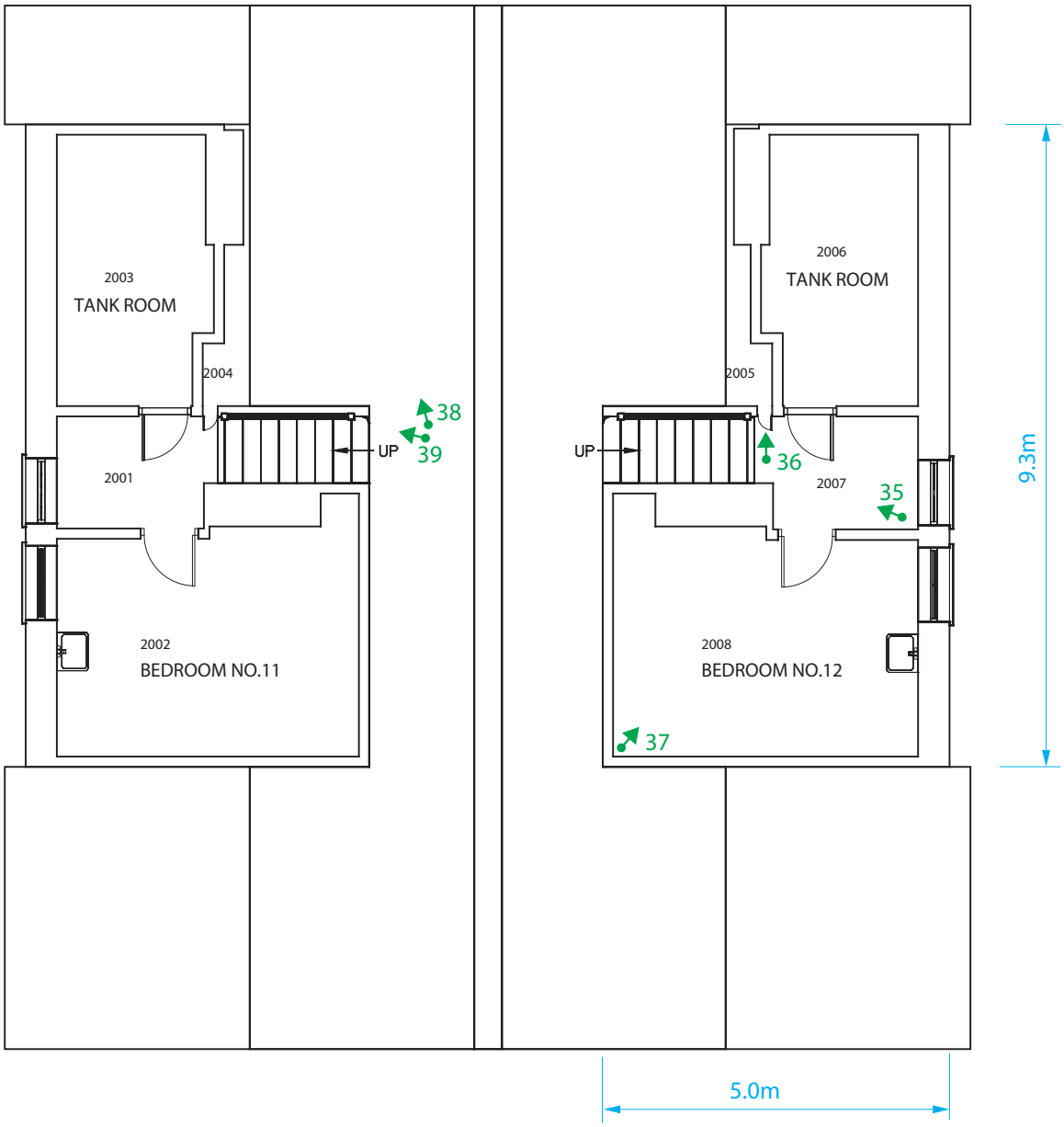
FIRST FLOOR PLAN

0 2 4 6 8 10m

1:100

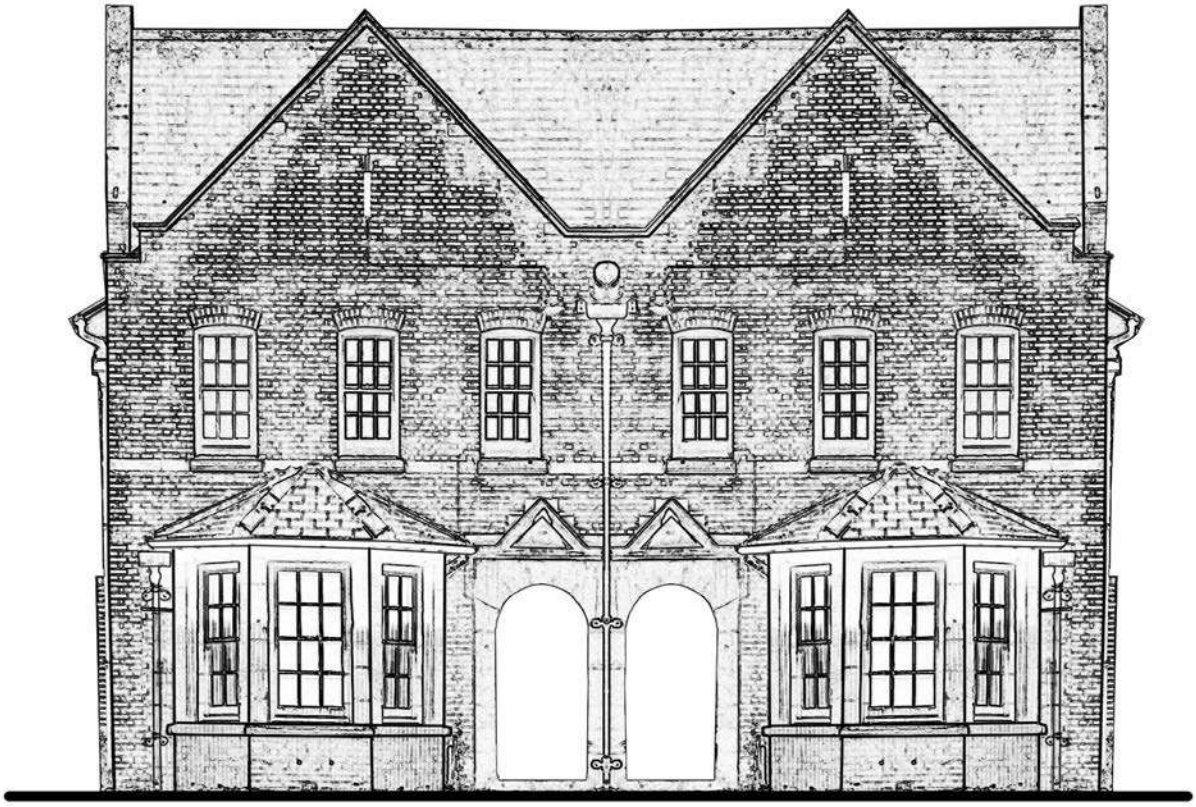
Figure 4: First floor plan of Residence 14 showing plate location (green arrows)

RESIDENCE 14

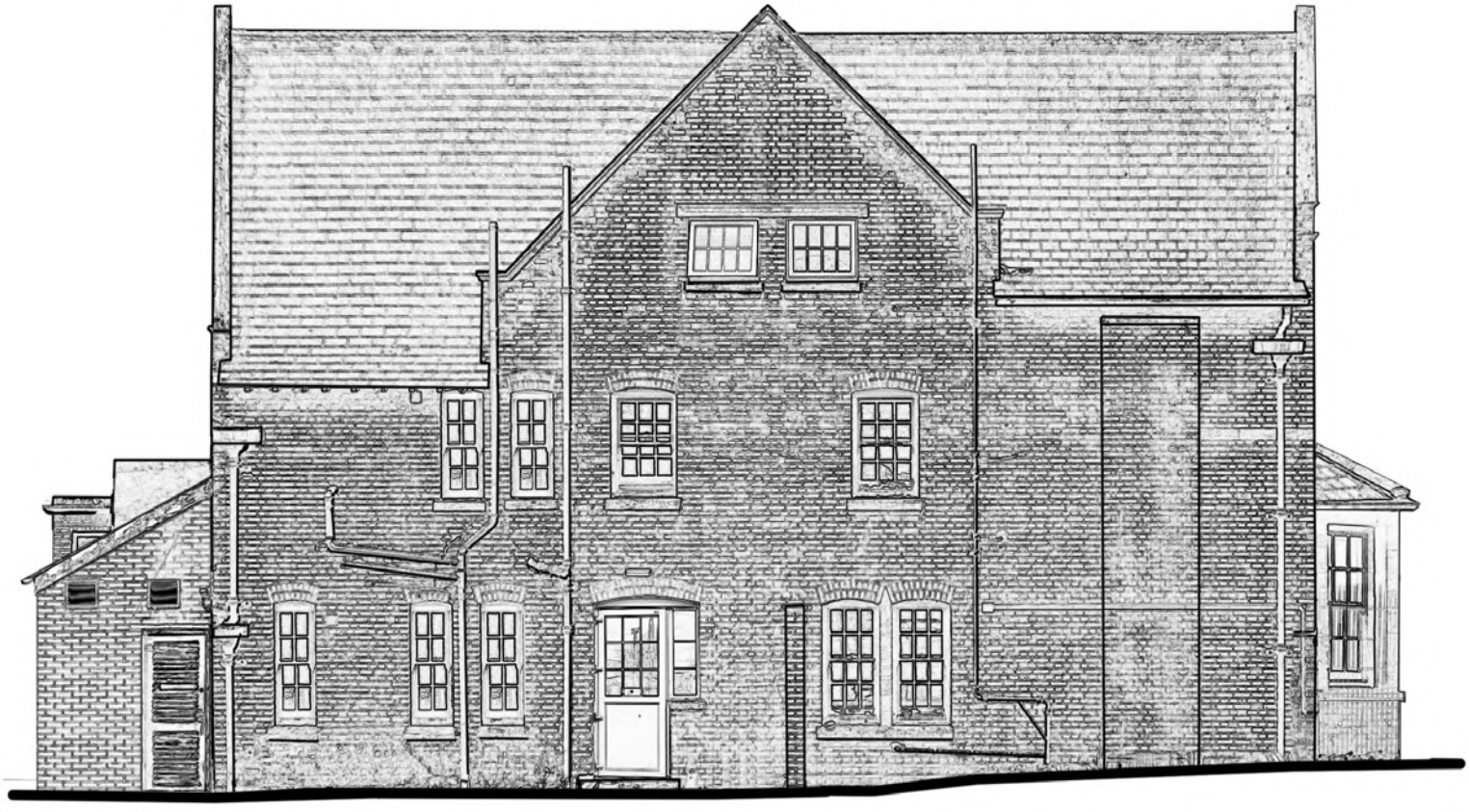


SECOND FLOOR PLAN

Figure 5: Second floor plan of Residence 14 showing plate location (green arrows)



RESIDENCE 14 - NORTH EAST ELEVATION (Front)

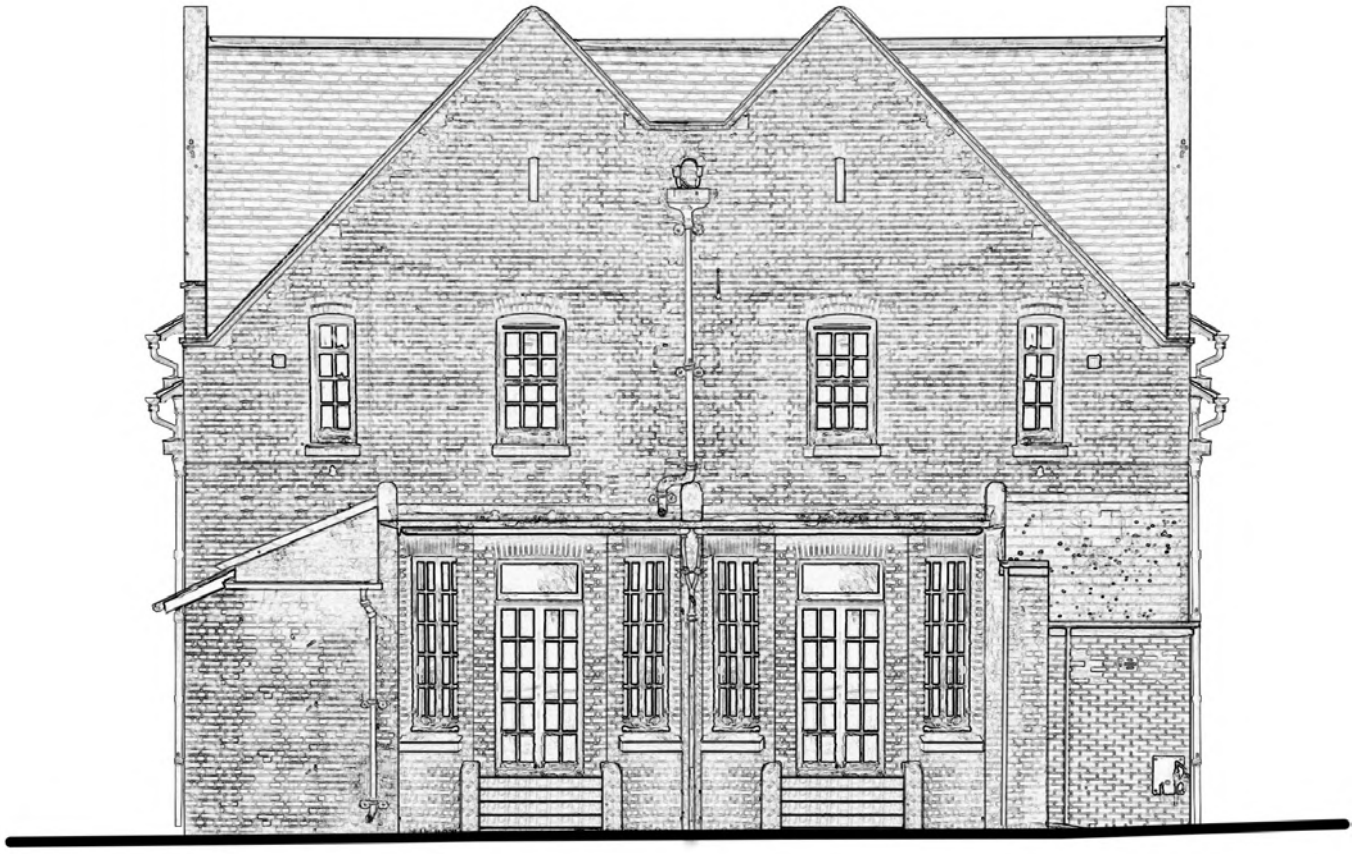


RESIDENCE 14 - SOUTH EAST ELEVATION (Left)

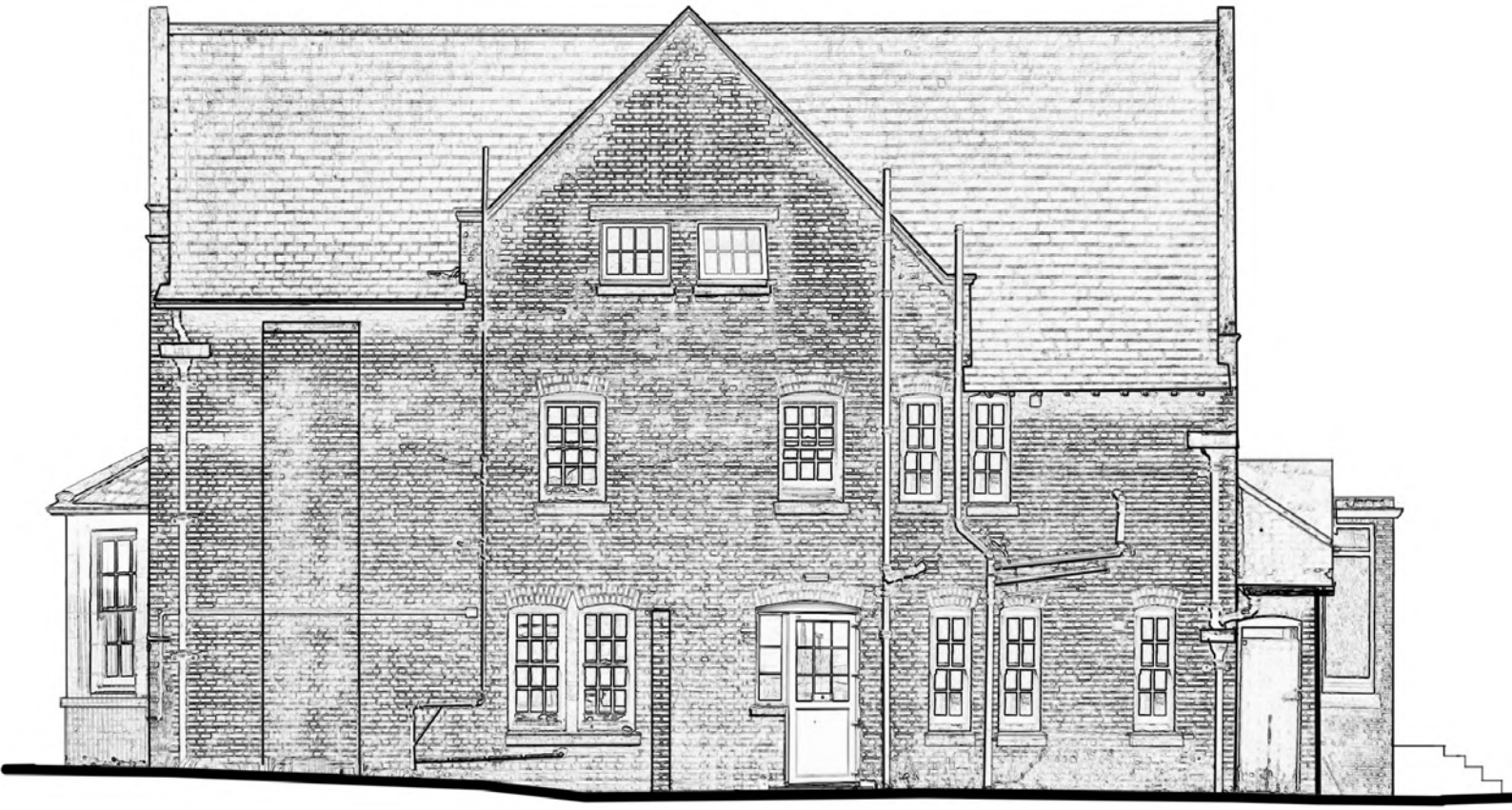
0 2 4 6 8 10m

1:100

Figure 6: Front and left side elevation of Residence 14



RESIDENCE 14 - SOUTH WEST ELEVATION (Rear)



RESIDENCE 14 - NORTH WEST ELEVATION (Right)

0 2 4 6 8 10m

1:100

Figure 7: Rear and right side elevation of Residence 14

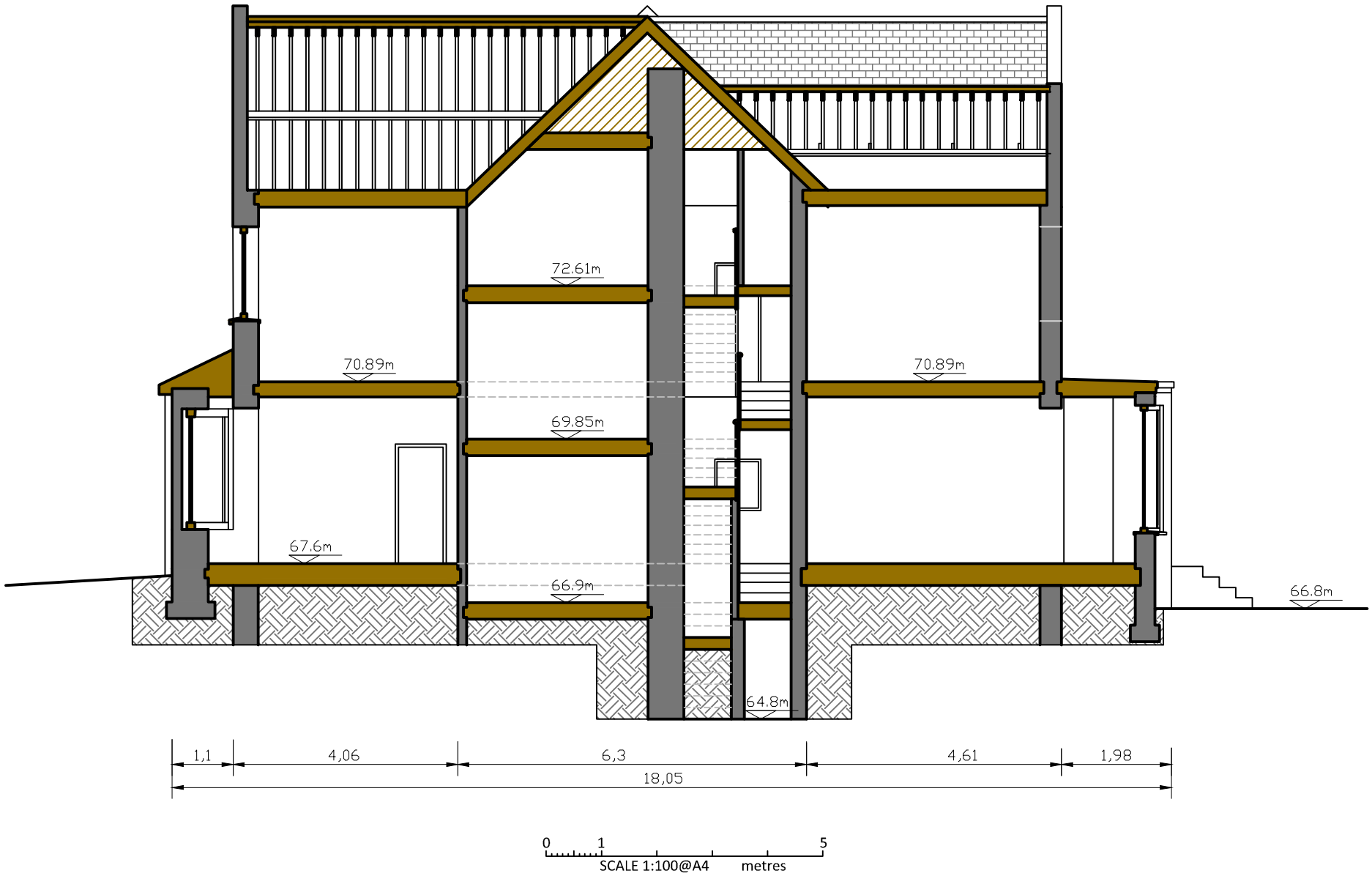
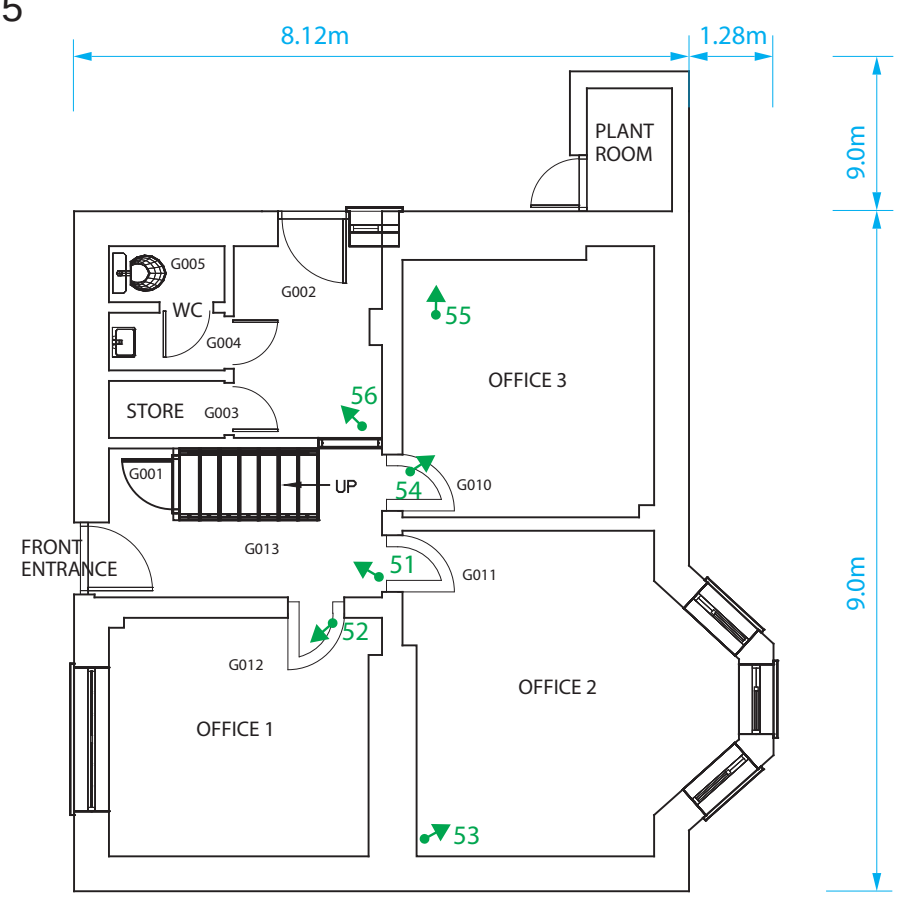


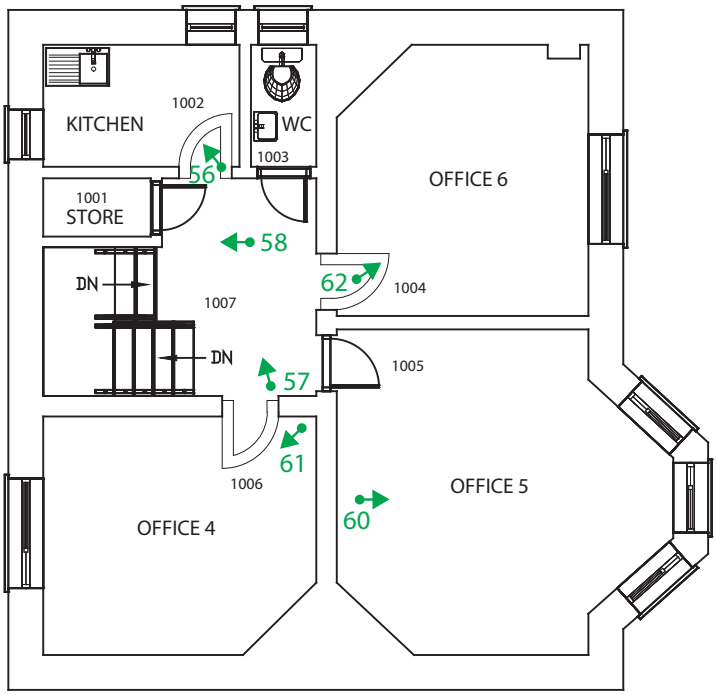
Figure 8: Longitudinal section of Residence 14

Figure 9: Cross-section of Residence 14

RESIDENCE 15



GROUND FLOOR PLAN



FIRST FLOOR PLAN

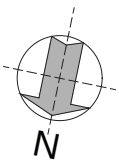
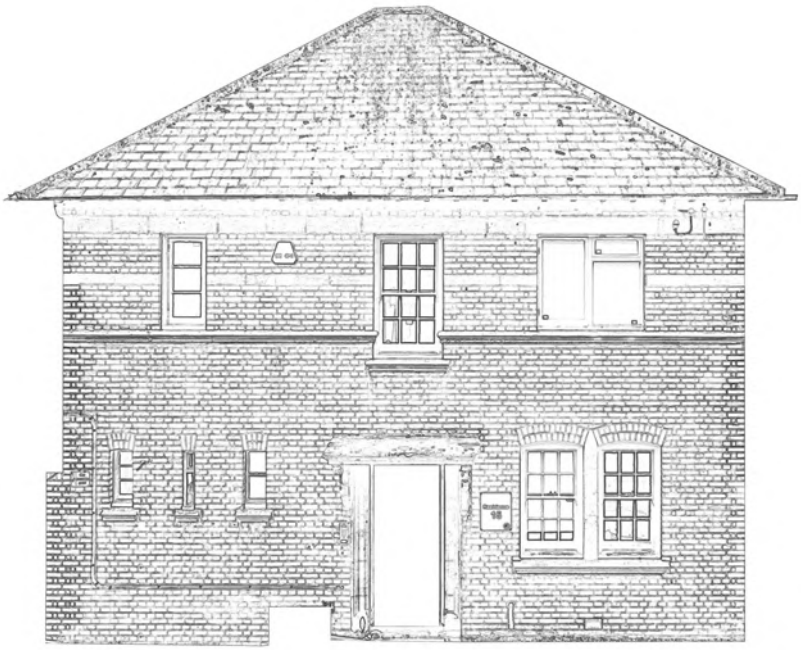
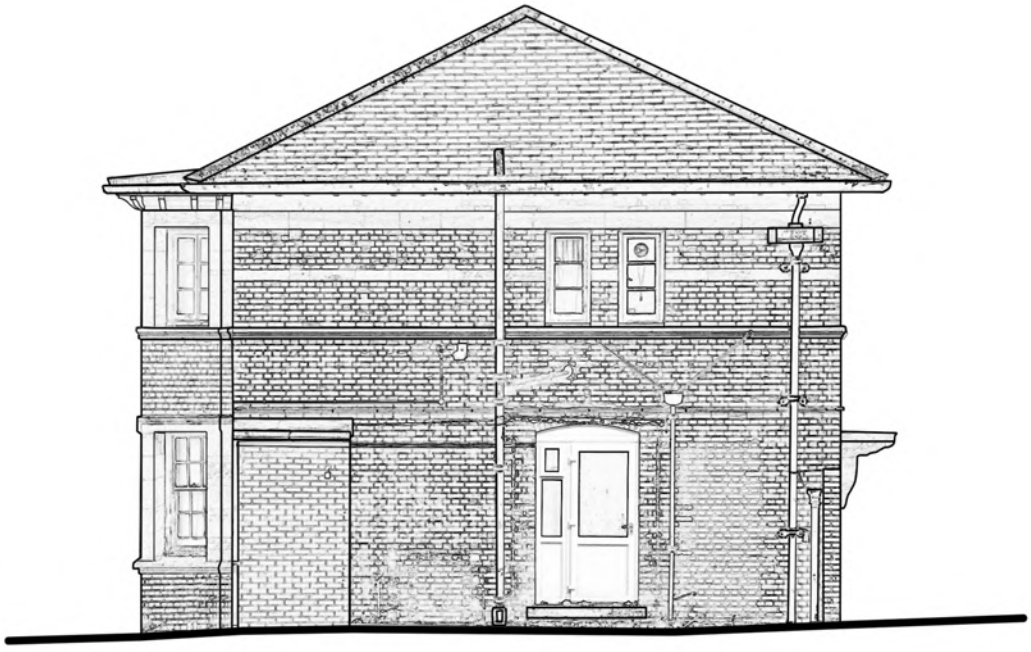


Figure 10: Floor plans of Residence 15



RESIDENCE 15 - EAST-NORTH-EAST ELEVATION (Front)



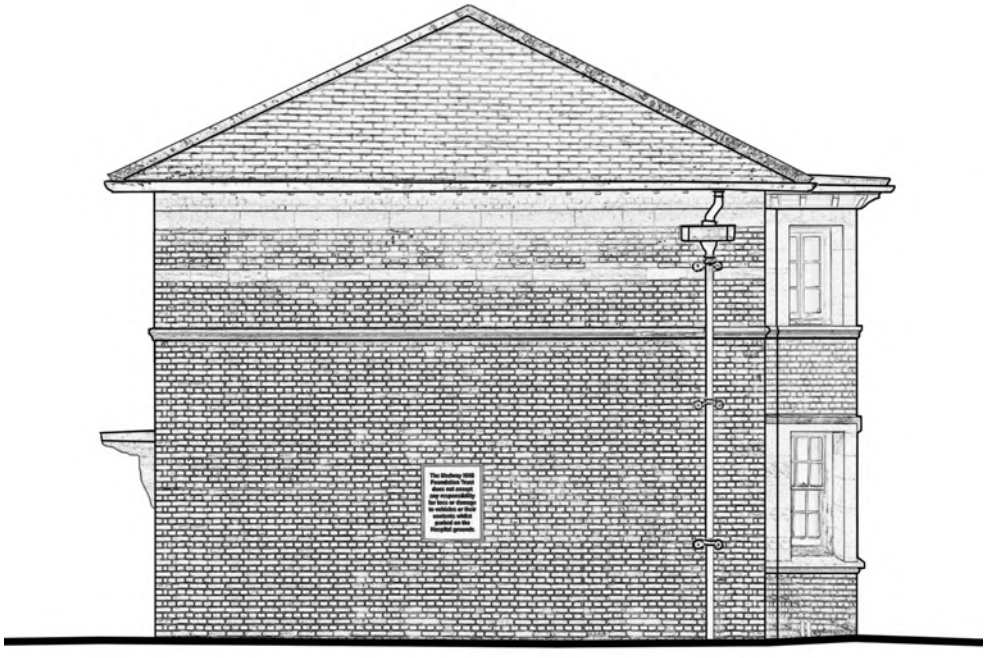
RESIDENCE 15 - SOUTH-SOUTH-EAST ELEVATION (Left)

0 2 4 6 8 10m

1:100

Figure 11: Front and left side elevation of Residence 15

RESIDENCE 15 - WEST-SOUTH-WEST ELEVATION (Rear)



RESIDENCE 15 - NORTH-NORTH-WEST ELEVATION (Right)

Figure 12: Rear and right side elevation of Residence 15

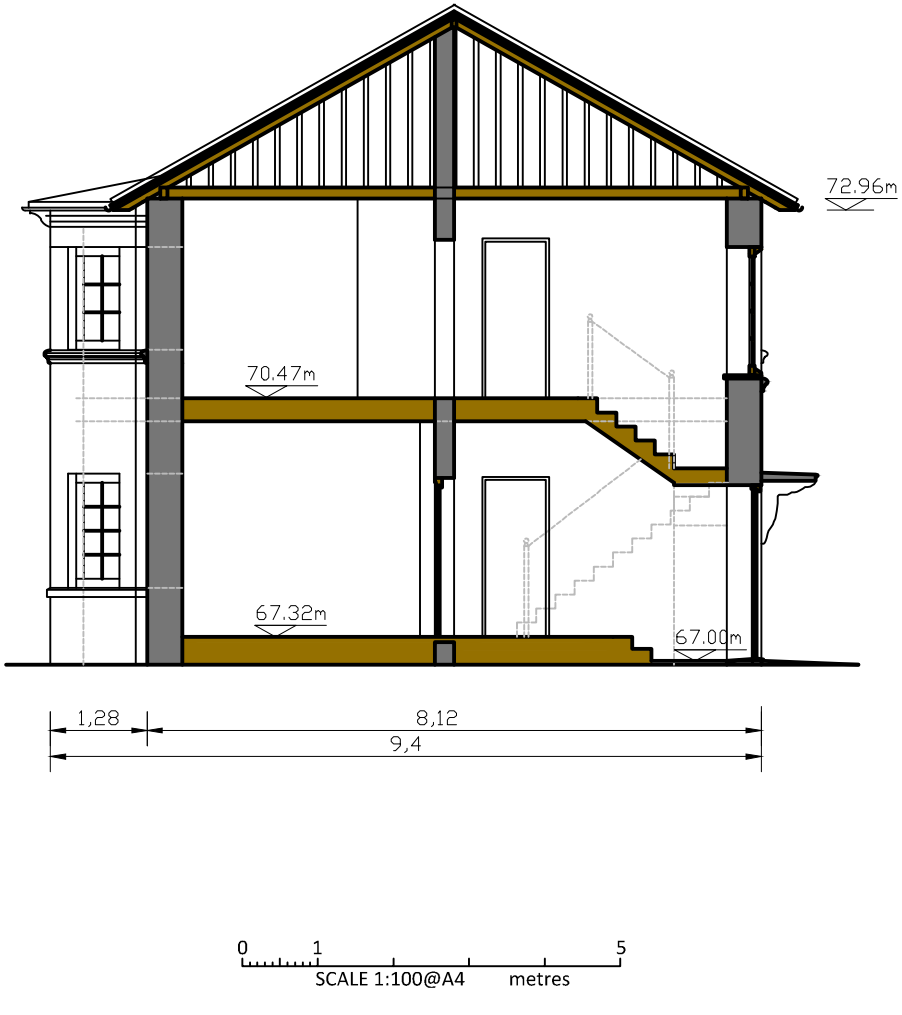


Figure 13: Cross-section of Residence 15

Plates

Plate 1: Looking north-north-west at the site towards Medway valley. Residence 14 in the foreground and Residence 15 in the back

Plate 2: Looking west at the buildings; Residence 14 on the left and Residence 15 on the right.

Plate 3: Looking south at the buildings; Residence 15is visible at the bottom and Residence 14 at the top

Plate 4: Residence 14; North-east elevation

Plate 5: Residence14; South-east elevation

Plate 6: Residence 14; South-west elevation

Plate 7: Residence 14; North-west elevation

Plate 8: Residence 14; NE elevation; Portico entrance

Plate 9: Residence 14; NE elevation; Looking west at bay window

Plate 10: Residence 14; NE elevation; Looking west at bay window gutter box

Plate 11: Residence 14; NE elevation; gutter and 1st floor window

Plate 12: Residence 14; NE elevation; Looking west at roof eaves

Plate 13: Residence 14; SE elevation; 1st and 2nd floor windows

Plate 14: Residence 14; SE elevation; 1st and ground floor windows

Plate 15: Residence 14; SE elevation; ground floor windows

Plate 16: Residence 14; SE elevation; SW end - gutter box

Plate 17: Residence 14; SE elevation; NE end - gutter box

Plate 18: Residence 14; NW elevation; entrance doorway

Plate 19: Residence 14; SW elevation; gutter box

Plate 20: Residence 14; SW elevation; gutter

Plate 21: Residence 14; NW elevation; gutter pipe end

Plate 22: Residence 14; Basement

Plate 23: Residence 14; Basement and stairs to the ground floor

Plate 24: Residence 14; Ground floor - kitchen

Plate 25: Ground floor; shower and toilet unit

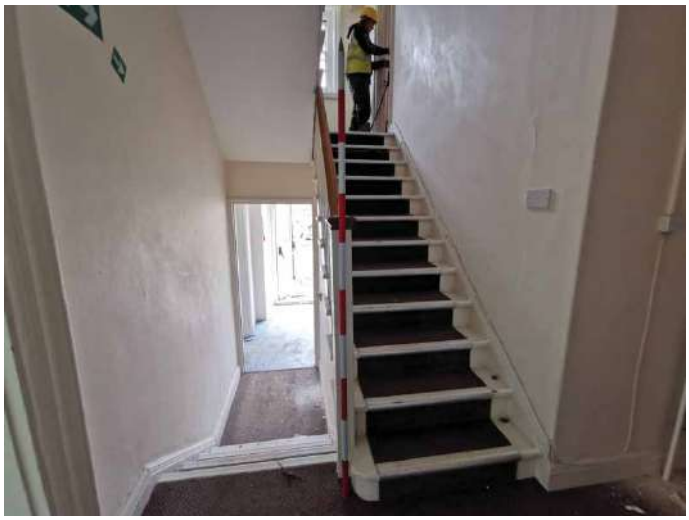


Plate 26: Residence 14; Upper ground floor - staircase

Plate 27: Residence 14; Upper ground floor – corridor and main entrance door

Plate 28: Residence 14; Upper ground floor – Common room

Plate 29: Residence 14; Upper ground floor – bedroom no. 10

Plate 30: Residence 14; First floor – bedroom no. 21

Plate 31: Residence 14; First floor - Bathroom

Plate 32: Residence 14; Upper First floor – Bedroom no. 18

Plate 33: Residence 14; Upper First floor – Bathroom

Plate 34: Residence 14; Upper First floor – corridor and staircase

Plate 35: Residence 14; Second floor – Bedroom no. 12 on the left and tank room on the right

Plate 36: Residence 14; Second floor – compartment with exposed roof beams located behind tank room

Plate 37: Residence 14; Second floor – Bedroom no. 12

Plate 38: Residence 14; Looking SW at the roof beams

Plate 39: Residence 14; Looking SW at the roof beams

Plate 40: Looking west south west at Residence 15

Plate 41: Residence 15; East-north-east elevation

Plate 42: Residence 15; South-south-east elevation

Plate 43: Residence 15; West-south-west elevation

Plate 44: Residence 15; South-south-east elevation

Plate 45: Residence 15; ENE elevation, Looking SSW at main entrance

Plate 46: Residence 15; SSE elevation, Looking NW at side entrance

Plate 47: Residence 15; ENE elevation, windows

Plate 48: Residence 15; ENE elevation, narrow windows

Plate 49: Residence 15; SSE elevation, Roof eaves and gutter box

Plate 50: Residence 15; WSW elevation, windows

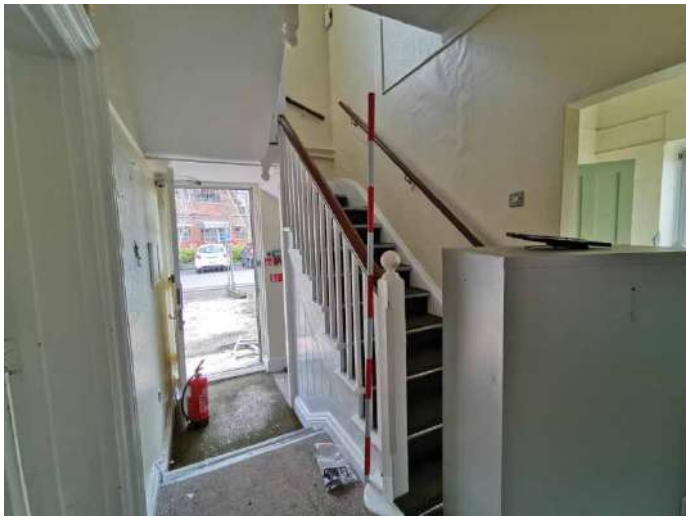


Plate 51: Residence 15; ground floor; Looking east at staircase, corridor and main entrance

Plate 52: Residence 15; ground floor; Office room 1

Plate 53: Residence 15; ground floor; Office room 2

Plate 54: Residence 15; ground floor; Office room 3

Plate 55: Residence 15; ground floor; Office room 3 - floor

Plate 56: Residence 15; ground floor; Side entrance and WC and store on the left

Plate 57: Residence 15; First floor; hall

Plate 58: Residence 15; First floor; Hall and store room

Plate 59: Residence 15; 1st floor; Kitchen

Plate 60: Residence 15; First floor; Office room 5

Plate 61: Residence 15; First floor; Office room 4

Plate 62: Residence 15; First floor; Office room 6